

REAPPRAISAL

Statement of Purpose

As required by North Carolina General Statute 105-286, Catawba County must conduct a reappraisal of all real property in accordance with the provisions of General Statutes 105-283 and 105-317. This must be completed by January 1st of the prescribed year and at least every eighth year thereafter.

Outcomes

1. In preparation for the 2011 Countywide Revaluation and to help insure accurate market value assessments for all properties in Catawba County, staff must:
 - a. Maintain an accurate sales history file of all valid market transactions within the County. This is accomplished primarily by analysis of Sales Verification Questionnaires sent to all grantees (buyers) of property. By eliminating sales that are determined not to be valid open market transactions, we are able to maintain a file of valid sales to be used in our Comparative Sales (Market) approach to determine value.
 - b. Complete 100% of all land pricing for the 2011 Revaluation by September 1, 2009, per the Revaluation Planning Calendar.
 - c. Work with outside vendor to establish market modeling co-efficients used in determining Residential Market Values by November 1, 2009.
 - d. Initiate the Final Review Phase for the 2011 Revaluation by November 1, 2009, per the Revaluation Planning Calendar.
 - e. Issue press releases, etc. at appropriate times to inform and educate the public regarding Land Pricing Phase and Final Review Phases of the 2011 Revaluation; scheduled to be in process during Fiscal Year 2009/10.
2. Provide quality customer service by responding to all taxpayer inquiries within 24 hours of receipt and resolving outstanding issues within 5 business days as evidenced by call logs or other written documentation.
3. Promote cross-training of revaluation staff where practicable to ensure efficiency, flexibility, and continuity during exceptionally busy or short-staffed times.

Reappraisal Fund

Fund 210

	2007/08 Actual	2008/09 Current	2009/10 Requested	2009/10 Approved	Percent Change
Revenues					
Investment Earnings	\$13,326	\$0	\$0	\$0	0%
Fund Balance	0	0	0	0	0%
General Fund	412,097	479,200	477,067	477,067	0%
Total	\$425,423	\$479,200	\$477,067	\$477,067	0%
Expenses					
Personal Services	\$389,240	\$405,980	\$387,412	\$387,412	-5%
Supplies & Operations	36,183	73,220	89,655	89,655	22%
Capital	0	0	0	0	0%
Total	\$425,423	\$479,200	\$477,067	\$477,067	0%
Employees					
Permanent	8.00	8.00	8.00	8.00	0%
Hourly	0.00	0.00	0.00	0.00	0%
Total	8.00	8.00	8.00	8.00	0%

Budget Highlights

The budget includes increased costs associated with activities required in advance of the 2011 revaluation. Funds are included for contract assistance in the valuation support/market modeling used in valuing residential properties. Increased training funds are also included to allow staff to obtain trainings required to maintain certification in advance of the busy revaluation year.